



Inland Real Estate Corporation

Wauconda Crossing & Shopping Center

600-620 W. Liberty, Wauconda, IL 60084



Highlights:

Center Size: 124,427 Sq. Ft.

- Located on IL Route 176 and US Route 12
- Features Walgreens, Dollar Tree and Murray's Auto
- Benefits from an affluent trade area and easy access to and from Route 12



LEASING · DEVELOPMENT · MANAGEMENT

STORE LISTING

Wauconda Crossing & Shopping Center
600-620 W. Liberty
Wauconda, IL 60084

Crossing Size: 90,290 Sq. Ft.
Center Size: 34,137 Sq. Ft.

Unit #	Sq. Ft.	Tenant
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Wauconda Crossing

1	72,385	Coming Available
2	1,225	Available
3	1,495	Available
4	1,280	Available
5	13,905	Walgreens

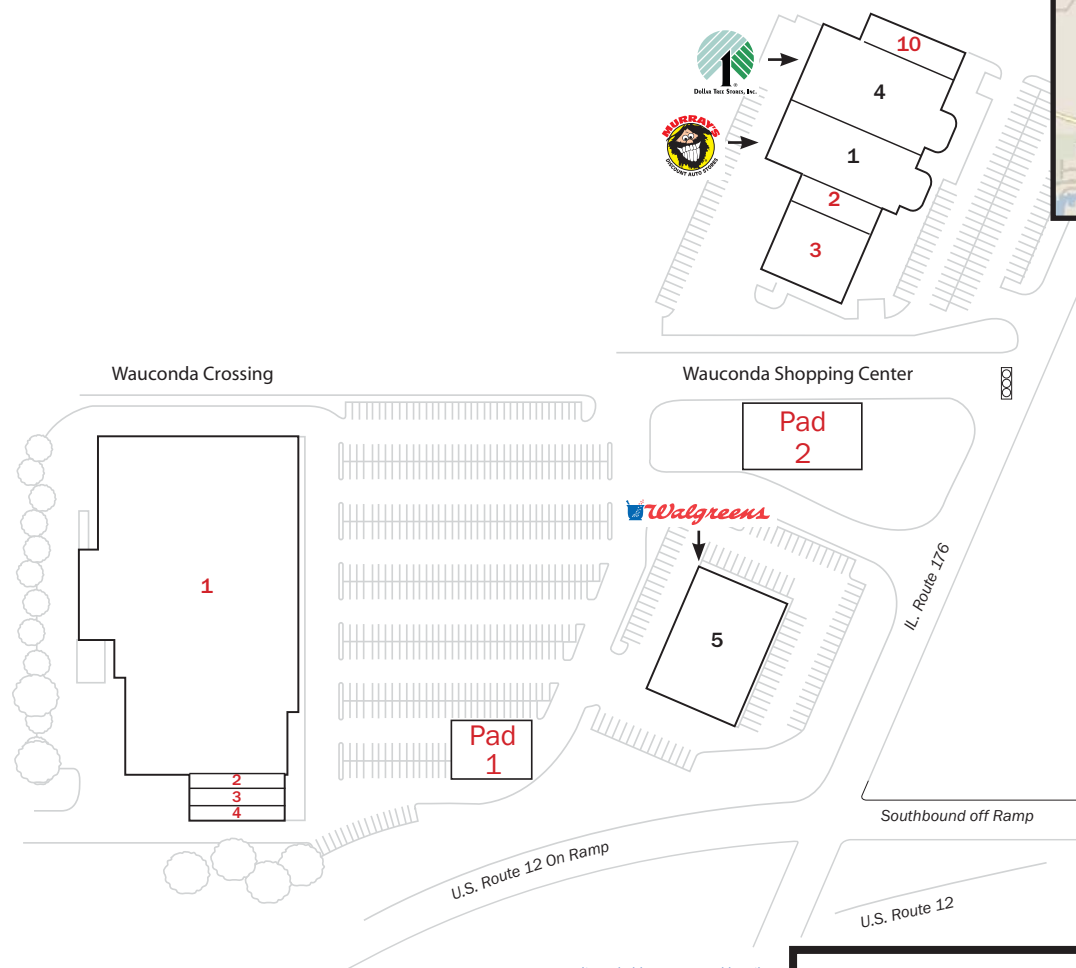
Pad Site 1 Available

Wauconda Shopping Center

1	9,558	Murray's Discount Auto
2	2,445	Available
3	7,312	Coming Available
4	11,722	Dollar Tree Stores
10	3,100	Available

Pad Site 2 Available

Wauconda Crossing & Shopping Center



Demographics:	1 Mile	3 Mile	5 Mile
2008 Population	6,109	31,053	69,679
2008 Avg HH Income	\$106,392	\$118,146	\$125,850
Traffic Count:	42,200 CPD Route 12 23,000 CPD Route 176		



Inland Real Estate Corporation

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Information given in this presentation is subject to verification and no liability for errors or omissions is assumed.

3/2009

The Midwest Marketplace for Retail Space

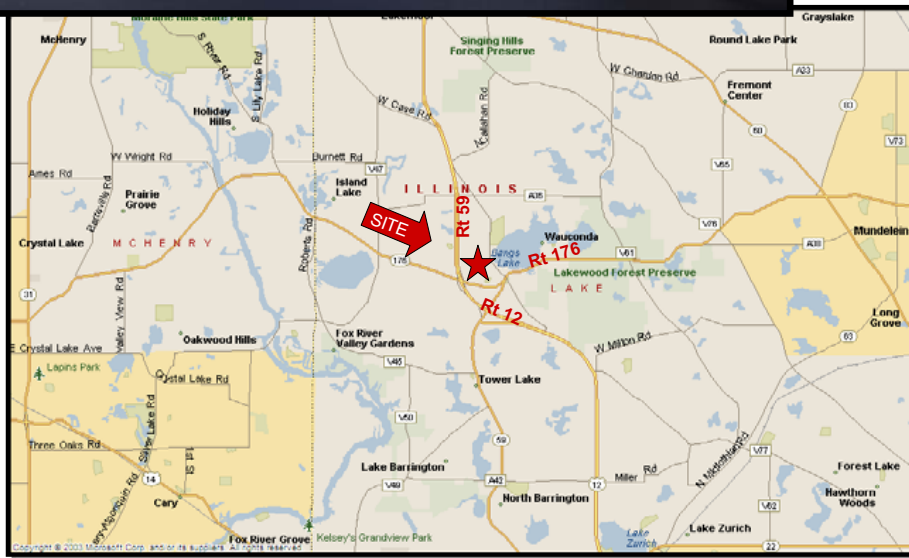
LIBERTY SQUARE SHOPPING CENTER

Northeast Corner of Rt 176 & Rt 12, Wauconda, IL 60654



AREA DETAILS:

- New façade is finished
- Pass thrus are approximately \$6.50 per square foot
- 6 spaces available: 737 SF, 1,132 SF, 1,351 SF, 1,730 SF, 2,507 SF, & 2,550 SF
- Approximately 38,600 (2008) VPD travel along Rt 12 and 14,300 (2008) VPD travel along Rt 176



DEMOGRAPHICS

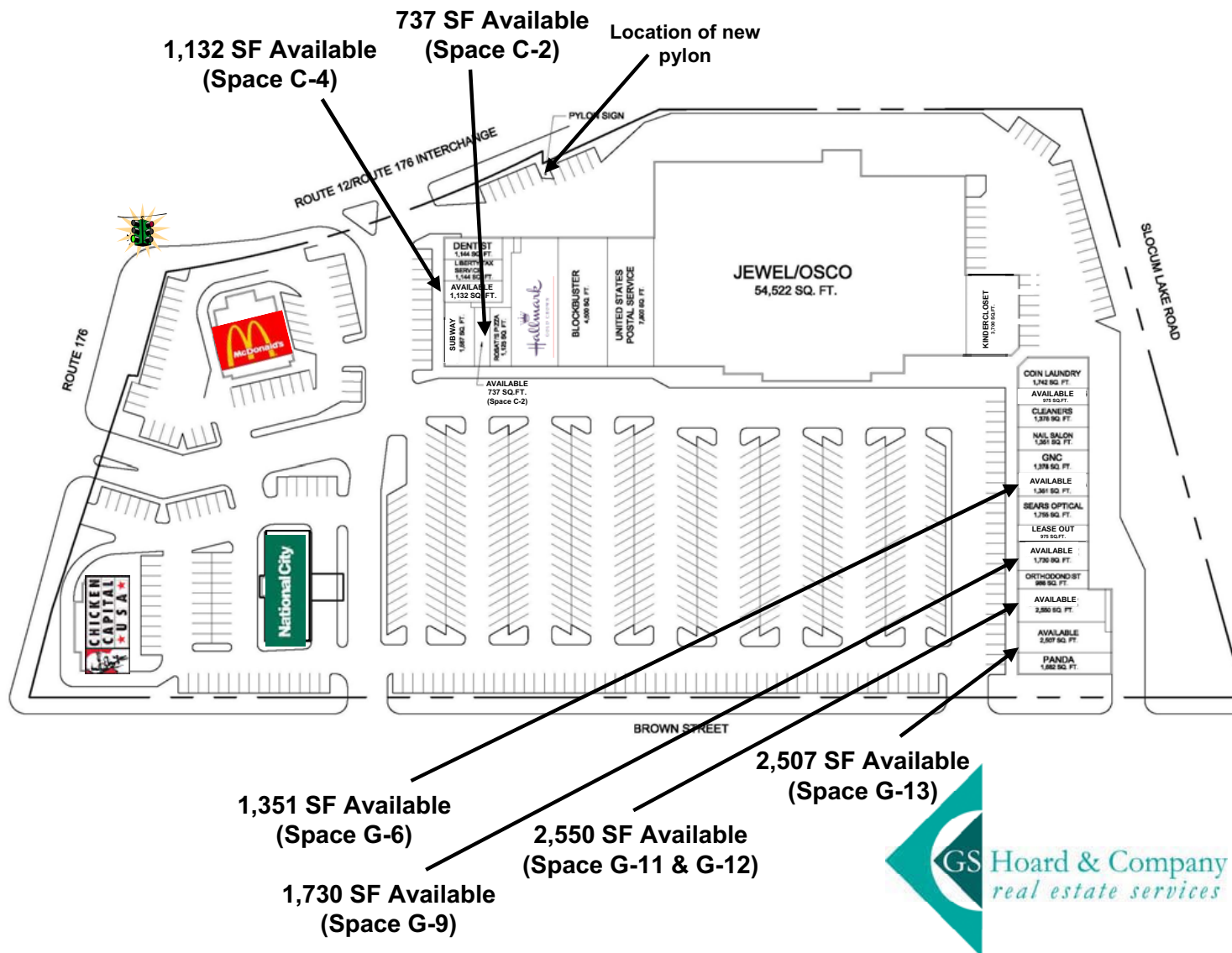
	1 MILES	3 MILES	5 MILES
2008 POPULATION	6,609	28,645	69,373
2008 DAYTIME POP	4,620	10,416	21,646
2008 MEDIAN INCOME	\$75,475	\$83,856	\$90,863

For More Information Contact:

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LIBERTY SQUARE SHOPPING CENTER

Northeast Corner of Rt 176 & Rt 12, Wauconda, IL 60654

SPACE ID #	TENANT	SQ.FT.	DIMENSIONS
C-6	Dentist	1,144 SF	
C-5	Liberty Tax Service	1,144 SF	
C-4	<u>AVAILABLE</u>	<u>1,132 SF</u>	
C-1	Subway	1,587 SF	20' x 60'
C-2	<u>AVAILABLE</u>	<u>737 SF</u>	
C-3	Rosati's Pizza	1,125 SF	
D-1	Hallmark	3,150 SF	43' x 120'
D-2	Blockbuster	4,500 SF	
D-3	United States Postal Service	7,800 SF	
E-1	Jewel/Osco	54,522 SF	
F-1 & 2	KinderCloset	3,700 SF	50' x 75'
G-1	Coin Laundry	1,742 SF	
G-2	Great Clips	975 SF	
G-3	Cleaners	1,378 SF	
G-4	Nail Salon	1,351 SF	
G-5	GNC	1,378 SF	
G-6	<u>AVAILABLE</u>	<u>1,351 SF</u>	
G-7	Sears Optical	1,755 SF	
G-8	Cartridge World	975 SF	
G-9	<u>AVAILABLE</u>	<u>1,730 SF</u>	
G-10	Orthodontist	988 SF	
G-11 & 12	<u>AVAILABLE</u>	<u>2,550 SF</u>	
G-13	<u>AVAILABLE</u>	<u>2,507 SF</u>	<u>20' x 85'</u>
G-14	Panda	1,682 SF	
Total GLA:		112,170 SF	



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LIBERTY PLAZA September 2009 AVAILABLE RENTAL SPACE					
			3 year lease		
Address	Square feet	Price/sf CAM amt	Year total	Monthly rent	Security Deposit
476 W. Liberty St. CAM	8,000	\$13.00 3.00	\$104,000 24,000	\$ 8,667.00 \$ 2,000.00 \$ 10,667.00 TOTAL	\$15,000
478 W. Liberty St. CAM	3,800	\$15.00 3.00	\$57,000 11,400	\$ 4,750.00 \$ 950.00 \$ 5,700.00 TOTAL	\$10,000
480 W. Liberty St. CAM	6,250	\$15.00 3.00	\$ 93,750 18,750	\$ 7812.50 1562.50 \$9,375.00 TOTAL	\$15,000
482 W. Liberty St. CAM	3,750	\$ 16.00 3.00	\$ 60,000 11,250	\$ 5,000.00 937.50 \$5,937.50 TOTAL	\$10,000
476-478 W. Liberty St. CAM COMBINED STORES	11,800	\$13.00 3.00	\$153,400 35,400	\$ 12,783.33 \$2,950.00 \$ 15,733.33 TOTAL	\$15,000

This property is located at the Southeast quadrant of State Route 12 (Rand Road), Route 59 and Route 176 (Liberty Street), in Wauconda, Illinois 60084.

Stores in the shopping plaza are SunSplash Tan, Edward Jones, H&R Block, and Kumon. There are 180 spaces of parking provided in front with employee parking in back. In addition the rear lot approximates 3 acres with separate paved eastern ingress and egress to Thomas Court.

1. The 8,000 sf space is available for \$13.00 per sf. This previously was a restaurant. Has updated HVAC system. It is available for build out to suit your business. It will be delivered in "vanilla box" condition.
2. The existing 3,800 sf is available for \$15.00 per sf. The unit has its own HVAC, washrooms, electric, sewer and entries front and back.
3. The 6,250 sf space formerly was a European market with a deli and liquor store. It is a modern build out with a kitchen and 3 restrooms
4. The 3,750 sf space was built out for a bank branch and would be easily convertible for office use.
5. The spaces easily could be combined for 11,800 sf, or 10,000 sf or even up to 21,800 sf.

Ownership will consider a major redevelopment program and or a land lease for the appropriate tenant.

P.O. Box 390
711 MCKINLEY ROAD, SUITE 5, LAKE FOREST, IL 60045
PHONE: 847-295-2800 FAX: 847-295-2860

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Rental facts 21800sf September 2009

AVAILABLE RETAIL SPACE

RAND RD & ROUTE 176



WAUCONDA, ILLINOIS

PROPERTY

- New small retail development across from Jewel anchored center.
- Rand Road visibility, with signage on IL Route 176.
- Join Chase Bank.

AVAILABLE SPACE

1,500-10,000 sf Retail Space

1.6 Acre Pad

DEMOGRAPHICS

1 Mile

Population	6,946
Median Income	\$71,983
Households	2,465

3 Mile

Population	30,691
Median Income	\$82,027
Households	11,278

5 Mile

Population	69,276
Median Income	\$88,166
Households	23,887

TRAFFIC

Rand Rd.	39,000 vpd
Route 176	21,400 vpd



STONE
REAL ESTATE

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For More Information:

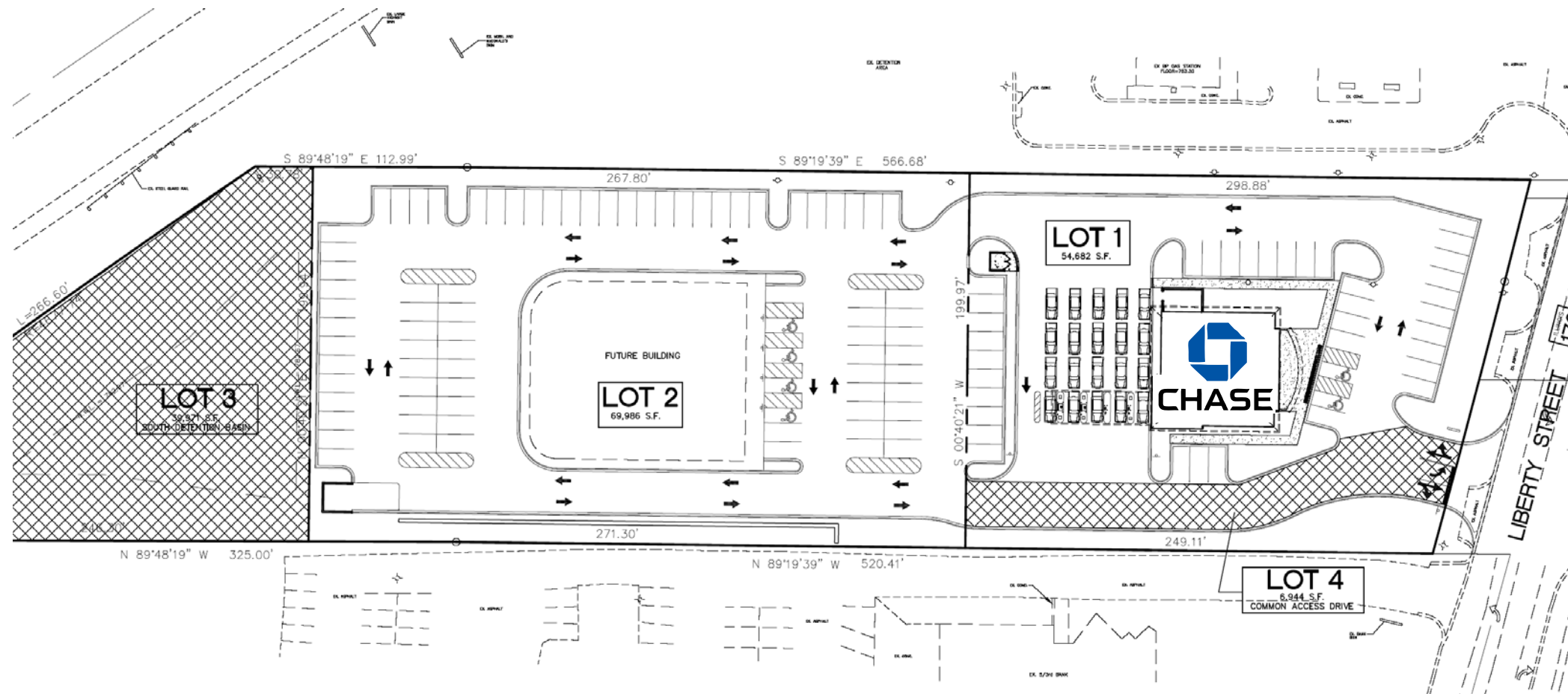
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AVAILABLE RETAIL SPACE

RAND RD & ROUTE 176



WAUCONDA, ILLINOIS



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REAL ESTATE

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Wauconda Shopping Plaza

AVAILABLE FOR LEASE

Contact: Milo Grcic

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Wauconda IL 60084**

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Fax: 847-526-5050

E-mail:

milovangrcic@comcast.net



AVAILABLE SPACE

- **CONRNER OUTLOT ~ 27,000 SQ FT**
- **7,000 SQ FT**
- **5,500 SQ FT CORNER W/PATIO OPTION**
- **700—5000 SQ FT**

